| 011.A | 0004 | 0042.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card / | Total Parcel |
|---|---|---|
| APPRAISED: | 1,054,500 / | 1,054,500 |
| USE VALUE: | 1,054,500 / | 1,054,500 |
| ASSESSED: | 1,054,500 / | 1,054,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 40 | -42 | PLEASANT ST, ARLINGTON |

## OWNERSHIP

Unit #: A

| | |
|---|---|
| Owner 1: | 42 PLEASANT STREET LLC |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 42 PLEASANT ST UNIT A |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SCIRE FRANK - |
| Owner 2: | - |
| Street 1: | 40 PLEASANT ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Conv Building built about 1917, having primarily Clapboard Exterior and 1672 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | B1 | NEIGH OFFI | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 343 | 0.000 | 1,054,500 | | | 1,054,500 |
| Total Card | 0.000 | 1,054,500 | | | 1,054,500 |
| Total Parcel | 0.000 | 1,054,500 | | | 1,054,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 630.68 | /Parcel: 630.6

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## User Acct

290171

## GIS Ref

## GIS Ref

## Insp Date

04/28/17

!15507!

## PREVIOUS ASSESSMENT

Parcel ID 011.A-0004-0042.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 343 | FV | 999,100 | 0 | . | | 999,100 | 999,100 | Year End Roll | 12/18/2019 |
| 2019 | 343 | FV | 909,800 | 0 | . | | 909,800 | 909,800 | Year End Roll | 1/3/2019 |
| 2018 | 343 | FV | 669,000 | 0 | . | | 669,000 | 669,000 | Year End Roll | 12/20/2017 |
| 2017 | 343 | FV | 611,400 | 0 | . | | 611,400 | 611,400 | Year End Roll | 1/3/2017 |
| 2016 | 343 | FV | 611,400 | 0 | . | | 611,400 | 611,400 | Year End | 1/4/2016 |
| 2015 | 343 | FV | 502,700 | 0 | . | | 502,700 | 502,700 | Year End Roll | 12/11/2014 |
| 2014 | 343 | FV | 478,100 | 0 | . | | 478,100 | 478,100 | Year End Roll | 12/16/2013 |
| 2013 | 343 | FV | 478,100 | 0 | . | | 478,100 | 478,100 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/11/20 | 05:13:07 |

## LAST REV

| Date | Time |
|---|---|
| 06/13/18 | 10:14:53 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15507

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SCIRE FRANK, | 50105-249 | | 9/17/2007 | | 525,000 | No | No | | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 8798 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/28/2017 | Meas/Inspect | HS | Hanne S |
| 3/31/2009 | Meas/Inspect | 201 | PATRIOT |
| 1/29/2008 | External Ins | BR | B Rossignol |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 343 | Condo-Comm | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | CC | | | | | | | | | | | | | | | | |

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 343 | Condo-Comm | Prime NB Desc: COM/IND COND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | 1 - Wood Shingl | 15 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREEN | | |
| View / Desir: | S25 - Size 25 | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 1917 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | | Rating: | |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 35.000000000 |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 295.00 |
| Size Adj.: | 1.27799034 |
| Const Adj.: | 0.74250001 |
| Adj $ / SQ: | 279.928 |
| Other Features: | 30587 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.35000002 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 1105375 |
| Depreciation: | 50847 |
| Depreciated Total: | 1054528 |

## COMMENTS

ARLINGTON CHIROPRACTORS.

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: Line 1 | # Units: | 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 0 | | | BRs: 0 | | | | Baths: | | | HB 2 | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | | | |
| Totals | | | |
| 1 | | | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 502.61 |
| Special Features: | 0 | Val/Su Net: | 630.68 |
| Final Total: | 1054500 | Val/Su SzAd | 630.68 |

## SKETCH

UnSketched SubAreas:
FFL: 1672,

Sum Area By Label :

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,672 | 349.910 | 585,049 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,672 | | Total: | 585,049 | |
| Size Ad | 1672 | Gross Are | 1672 | FinArea | 1672 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| FFL | 100 | OFC | 100 | V | 1 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

011.A-0004-0042.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |